Exhibit E:

Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
AFFORDABLE HOUSING PRESERVATION
2024
PURCHASE

ACTIVITY:

Activity 2 – Section 8: Statutory Activity

OBJECTIVE:

Objective A: Provide Liquidity and Stability through Section 8 Loan Purchases

INFEASIBILITY:

☐ Check here if the Enterprise is submitting an infeasibility request for the objective.

SUMMARY OF RESULTS:

Freddie Mac has established itself as a leading and stable source of debt capital for Section 8 properties. In 2024, Freddie Mac supported 28,009 Section 8 units through its loan purchases, exceeding our original target of 27,300 units and our modified target of 22,600 units.

Throughout the year we worked to overcome a volatile and elevated interest rate environment and other market headwinds. These efforts provided stability to the marketplace and allowed us to support affordable housing for tens of thousands of families nationwide.

Objective's components detailed in the Plan	*Corresponding actions or deliverables*	*Any deviations from the Plan (if applicable)*
22,600 Section 8 units	28,009 Section 8 units	Modification

Our baseline for the activity is 27,001 units, which is based on the three-year average of our unit volume for 2018 to 2020. We sought a modification to our Section 8 and other purchase targets based on market conditions, which were characterized by a substantial reduction in transaction activity when compared to the period used to set our baseline.

SELF-ASSESSMENT RATING OF PROGRESS:

☐ Target met
☒ Target exceeded
☐ Objective partially completed
☐ No milestones achieved

IMPACT:

☐ 50 – Very Large Impact
☒ 40
☐ 30 – Meaningful Impact
☐ 20
☐ 10 – Minimal Impact
☐ 0 – No Impact

IMPACT EXPLANATION:

1. **How and to what extent were the actions or deliverables under this objective impactful in addressing the applicable underserved market's needs, or in laying the foundation for future impact in addressing the underserved market's needs?**

   In 2024, Freddie Mac financed 28,009 Section 8 units, exceeding our target of 22,600 units and delivering a substantial percentage of the overall market's debt liquidity in support of these properties. Market conditions in the first half of the year yielded suppressed volume in line with what we saw in 2023. When conditions improved into the third quarter, Freddie Mac's team adjusted its credit approach and put forward a substantial level of effort to underwrite, close and fund a sufficient level of business to meet our target. This work ensured that we continued meeting the liquidity needs of the market, funding impactful business that helped support affordable housing for tens of thousands of families. While the market was constrained in the first half of the year - driven primarily by the interest rate environment - a temporary drop in the 10-year Treasury rate during the third quarter helped spur transaction volume. However, rates increased again in the fourth quarter, back to levels similar to what we saw in the first half of the year. The 10-year Treasury rate in Q3 averaged 3.95%, which is 50 bps below the Q2 average. The 10-year rate hit a low of 3.62% in September before increasing to 4.58% by the end of December.

   The result of our Q3 push was the largest funding month for TAH business in our history. In December we funded $2.4B, outpacing the prior record of $1.8B. Our teams were prepared to take on the flood of business that resulted because we devoted time early in the year to cross-training conventional and small balance underwriters, allowing them to swing into supporting targeted affordable business when needed. Through the end of December, these teams worked together to close a substantial number of loans. Meeting our target required tight coordination between production and underwriting teams, which held daily calls to locate all loans that could close within the calendar year. This allowed us to prioritize those that helped us meet our Section 8 and other mission-related targets.

   Our Section 8-unit goal remained a key focus throughout the year and was a topic of discussion during quarterly calls between Freddie Mac senior leaders and our lender network. It was also the subject of weekly pipeline calls with lender relationship managers. Through these touchpoints, Freddie Mac consistently sought feedback on the lending environment to gain a clearer picture of market conditions. This approach enabled us to strategically and responsibly support target-accretive transactions.

   While Fredde Mac supports a broad cross section of Section 8 properties, a unique way that we execute this business is through NYCHA Permanent Affordability Commitment Together (PACT) deals. These transactions support the conversion of public housing units into Section 8 units and provide opportunity for renovation and rehabilitation. These deals require significant effort and resources to achieve, and the complexity often requires very senior level involvement. Additionally, Freddie Mac has been involved for many years in conversations with counterparts and NYC government officials to craft expertise and deal structures to best support the initiative. These transactions require weekly deal update calls that include as many as 50 stakeholders. In 2024, the Freddie Mac Structured Underwriting team began leading processing of these transactions because of the frequency, size, and complexity of the deals. These combined efforts reinforced Freddie Mac's essential role in the Section 8 market, helping ensure the availability of safe, decent, and affordable housing for very low- and low-income households. Freddie Mac has invested significant resources in closing these transactions because we view them as essential to meeting our Duty to Serve targets.

Notable examples of Freddie Mac's impactful Section 8 transactions include:

- **Pact Manhattanville – New York, NY**: This is a 1,272-unit NYCHA PACT deal that contributed the largest number of Rehab, Section 8, and State and Local units towards our 2024 targets. The borrower acquired the property from NYCHA in December 2024 and entered into a 99-year ground lease with NYCHA to transform it through the Rental Assistance Demonstration (RAD) conversion process. The project amenities include: 3 community facilities, 3 playground areas and a sports court. Upon renovation, the buildings will also have a new lobby area and recycling rooms, Wi-Fi service, new mailboxes, and renovated laundry rooms. The renovation is also supporting unit improvements.

- **Chenoweth Woods – Louisville, KY:** This transaction supports the rehabilitation of an age-restricted Section 8 property. There is currently a HAP contract, running through June 2025, covering 99 units. Property improvements will include complete unit renovations, common area upgrades, and enhancements to building exteriors, roofs and mechanicals. Common area amenities include a community room with kitchen, common laundry rooms, leasing office, maintenance garage, and gazebo area with picnic table and barbeque. To support resident safety, all tenants will be eligible for temporary relocation during the renovation process. The developer will also offer residents the option to stay with friends or family in exchange for a fixed and non-recurring stipend. No residents will be required to be permanently displaced. In addition, 5 units are planned to be converted to comply with ADA guidelines, and 2 units are planned to be converted to comply with HVI standards.

- **Target V – Bronx, NY:** Target V is located in the city of Bronx, NY, approximately 8 miles northeast of New York City's Central Business District. The garden-style project consists of 83 units of low-income housing. The property is subject to a project-based Section 8 HAP contract, and the rents are on average 28.8% below market rents. The transaction supports unit improvements, including updates to the kitchen, bathroom, and electrical systems. Common area updates will include improved security, LED lighting, Wi-Fi, kitchen and flooring updates, and elevator and electrical improvements.

2. **What did the Enterprise learn from its work about the nature of the underserved market's needs and how to address them?**

In 2024, Freddie Mac reaffirmed its strong commitment to the Section 8 market, but we also recognized that evolving market conditions can present significant challenges in meeting our targets. This year reinforced the critical role of key partnerships and relationships. For instance, our close collaboration and direct communication with NY HDC played a pivotal role in securing our largest Section 8 transaction of the year. We are eager to build on this success by strengthening existing partnerships and forging new relationships with other housing authorities.

Additionally, we were reminded that maintaining sound credit practices remains essential, even when they may slow progress toward our objectives. While we lost several transactions early in the year due to these disciplined practices, our assessments of property values and broader market conditions were ultimately validated. As the market stabilized, our ability to compete and close transactions improved.

Additionally, Freddie Mac utilized two product enhancements to help support the achievement of our Section 8 and other AHP purchase targets. These products include:

Bond Credit Enhancement: A Bond Credit Enhancement (Bond CE) is a product used to finance transactions that utilize tax exempt debt and low-income housing tax credits (LIHTC). Since 2014, Freddie Mac has served this part of the market via our Tax-Exempt Loan (TEL) product. Due to unpredictable market dislocation, Freddie Mac was in a disadvantageous position from a pricing perspective. More specifically, the Freddie Mac TEL uses the treasury rate to calculate the all-in rate on a loan as we do for all our fixed rate products. Conversely, many market participants and competitors use an index called MMD. During parts of 2024, MMD was lower than the treasury rate by 100 basis points. As a result, the Freddie Mac all-in rate was higher, and the competition had an advantage. In response, we deployed our Bond CE product which uses MMD as the index and put Freddie Mac in line with the all-in rate of the competition.

Rate Buy-Downs: During parts of 2024, interest rates increased rapidly, creating headwinds to closing loans. In response to elevated interest rates, Freddie Mac allowed for rate buy-downs. In a rate buy-down, the borrower pays a lump sum at closing in exchange for a lower all-in rate during the life of the loan. The buy-downs were capped and reviewed and approved on a case-by-case basis. The end result is that numerous transactions were saved during the times of elevated interest rate volatility/increases.

3. **Optional**: If applicable, why was the Enterprise unable to achieve the Plan target?

   Not applicable